99 NOV -3 AM 11:58

0633834

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Andrew Lewis Hereford 528 Phipps Drive Nashville, TN 37115	Andrew Lewis Hereford 528 Phipps Drive Nashville, TN 37115	58 11 77

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00)*, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERNEST A. SIRCY, JR.**, hereinafter referred to as "*Grantor*", has this day bargained and sold, and does hereby transfer and convey unto **ANDREW LEWIS HEREFORD**, hereinafter referred to as "*Grantee*", his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 126A on the Plan of Zone Lot Division, Lots Nos. 126, 127, Royal Hills, Section I, of record in Plat Book 4675, Page 73, as amended in Plat Book 6250, Page 930, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ernest A. Sircy, Jr. by deed from Lorna Campbell dated May 17, 1999, and filed of record in Book 11533, Page 951, Register's Office of Davidson County, Tennessee.

This is improved property located at 528 Phipps Drive, Nashville, Tennessee 37218.

The subject property is not the principal place of residence of Grantor, Grantor's spouse or any minor children of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ANDREW LEWIS HEREFORD, his successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said ANDREW LEWIS HEREFORD, his successors, heirs and assigns, against the lawful claims of all persons.

11/03 0101 CHECK 269.63

WITNESS MY HAND this 29th day of October, 1999.

Ernest A Sircy Jr.
ERNEST A. SIRCY, JR.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 69,900.00.

Ernest A Sircy Jr.

Sworn to and subscribed before me on this the 29 day of October, 1999.

NOTARY PUBLIC

My Comm. Expires: 9/17/02

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ERNEST A. SIRCY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 29th day of October, 1999.

NOTARY PUBLIC

My Comm. Expires: 9/17/02

WORDDOCS\REALPROP\HEREFORD.DEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0653834

CROSS REFERENCE

99 NOV -3 AM 11:58

BOOK 11730 PAGE 36

CAMT	69900.00
CON TX	258.63
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	269.63
CHECK	269.63

11/03/99 01 11:59 0001 7511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535251